

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Paul Colmer Farm Inventory Number: G-I-C-067
Address: 987 Russell Road Historic district: ☐ yes ☒ no
City: Barton Zip Code: 21521 County: Garrett
USGS Quadrangle(s): Barton
Property Owner: Western Maryland Lumber, Inc. Tax Account ID Number: 001424
Tax Map Parcel Number(s): 42 Tax Map Number: 47
Project: Barton Communications Facility, DoIT-1004 Agency: MD Dept. of Information Technology
Agency Prepared By: A.D. Marble & Company
Preparer's Name: Emma Young Date Prepared: 10/5/2009
Documentation is presented in: Garrett County Recorder of Deeds, Oakland, Maryland.
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes Listed: ☐ yes
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Paul Colmer Farm was previously documented on a MIHP form in 1981. The property was not evaluated for eligibility for listing in the National Register of Historic Places as part of the 1981 survey.

Description:

The Paul Colmer Farm, located on the north side of Russell Road, approximately 1.1 mile east of Westernport Road near Barton in Garrett County, Maryland, consists of a two-story, ca.-1896 frame dwelling, ca.-1920 poultry house, and a ca.-1950 shed situated on a 59.16-acre parcel. The property has been vacant since 2008 when it was conveyed to the current owner, Western Maryland Lumber, Inc.

A long gravel lane leads north from Russell Road to the two-story frame dwelling, which faces east. The dwelling is comprised of a two-bay-wide, one-bay-deep, side-gabled front block with a two-bay wide, one-bay-deep rear ell. A one-and-one-half-story shed roof addition is located on the east elevation of the front block and a one-story addition is located along the north and south elevations of the rear ell. A one-story shed-roof, partially enclosed porch extends along the west elevation of the dwelling. The

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
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MHT Comments:



Reviewer, Office of Preservation Services

11/19/09

Date

N/A

Reviewer, National Register Program

Date

200904089

dwelling is partially banked into a hill that slopes downward from west to east so that the facade appears to measure two-and-one-half-stories in height. Portions of the dwelling sit atop a concrete block foundation, with portions of the original stone foundation visible near the east end of the dwelling. Asphalt shingles clad the exterior walls, and standing seam and corrugated metal covers the multiple roofs. The main block features a boxed wood cornice with gable-end returns. An interior brick chimney extends from the center of the roof ridge of the rear ell.

The dwelling is lit by a variety of double-hung window types, including six-over-six wood-sash; one-over-one wood-sash; and, one-over-one, vinyl-sash.

The facade (east elevation) contains the one-and-one-half-story addition in the lower portion. A single-leaf vertical board door is situated at the ground level in the southernmost bay of the addition. Three evenly spaced wood frames denote former window openings in the first story; the lights and sashes of the windows are removed. The main block contains two evenly spaced window openings in the second story.

The south elevation of the front addition contains a single-leaf paneled door in the upper half, which is inaccessible from the ground level. The main block contains a single evenly spaced opening in both the first and second stories. The one-story addition, which features two evenly spaced window openings, conceals the first story of the rear ell. A single window opening is visible in the second story. A poured-concrete landing leads to four wood steps that lead to a nine-light wood storm door that provides access into the partially screened-in rear porch. A metal pipe railing lines the east side of the steps.

Corrugated sheets of fiberglass conceal the west elevation of the rear porch. A single window opening in the second story of the rear ell provides the only opening in the west elevation of the dwelling.

The north elevation of the dwelling features a single window opening in the one-story addition of the rear ell and the front addition. The rear ell is devoid of openings. The main block contains a single window opening in the first and second stories.

Overall, the dwelling, which is currently vacant, is in fair condition.

Ca.-1920 Poultry House

The remains of a ca.-1920 poultry house are located to the northwest of the dwelling. The one-story frame building faces east towards the dwelling. The walls are comprised of horizontal wood boards and corrugated metal covers the shed roof. A series of six vinyl-encased window openings are situated in the east elevation near the wall-ceiling juncture. The remaining details of the building are indiscernible due to partial demolition and vegetation overgrowth due to disuse.

Ca.-1950 Shed

A one-story frame ca.-1950 shed is situated to the southwest of the dwelling. The shed sits atop a poured-concrete slab. Asphalt shingles cover the frame walls, and sheets of corrugated metal clad the low-pitched front-gabled roof. A single-leaf vertical board door situated in the east elevation provides the only opening into the building. The building, which is currently vacant, is in fair condition.

Landscape Features:

The Paul Colmer Farm is bordered to the west and north by woodland, to the east by uncultivated fields, and to the south by Russell Road. Presumably, the Paul Colmer Farm functioned as a farm complex throughout the twentieth century; however, the farm no longer retains any large-scale features, such as a barn or other agricultural outbuildings, or small-scale features, such as

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Eligibility not recommended _____

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Date

Reviewer, National Register Program

Date

fences, hedgerows, or circulation networks. The remains of a ca.-1940 frame barn identified in the 1981 MIHP Form as located to the southeast of the dwelling are not discernible.

Historical Narrative:

Garrett, Maryland's westernmost county, is located in the Allegheny Mountains of the Appalachian Mountain chain. The county was formed from the western triangular portion of Allegany County in 1872. Pennsylvania borders the county to the north; West Virginia borders to the west and south; and, Allegany County, Maryland borders the county to the east. The second largest county in the state, Garrett County includes approximately 648 square miles.

The early settlers to the county were subsistence farmers, and trade with coastal areas was soon established by means of internal local roads and wagon trails east until the early nineteenth century. The nation's first federally funded and constructed highway--the National Road--was constructed from Cumberland to Wheeling, West Virginia between 1811 and 1819. Over 20 miles of the 132-mile road pass through Garrett County. Also during this period, settlers found deposits of iron ore, and shortly thereafter, Allegheny Iron Company was incorporated(1828) and built iron furnaces throughout what would become Garrett County (Feldstein 2006: 7).

Garrett County holds the distinction as the last county established in Maryland. The new county was named after the then-president of the Baltimore & Ohio Railroad, John Work Garrett. The county owed much of its late-nineteenth-century development to the construction of the Baltimore & Ohio Railroad through the mountains in 1851-1852. The railroad age promoted three new industries in Western Maryland, which have remained central to Garrett County's economy: lumbering, mining, and resort recreation (Schlosnagle 1978: 263).

Prior to the construction of the railroad, timbering in Western Maryland was small-scale, family-oriented operations chiefly concerned with providing building materials for local markets. However, the railroad's arrival triggered a large-scale lumber industry throughout the county. The railroad lured large-scale timber capitalists to the great forests throughout the county that offered bountiful supplies of oak, chestnut, and evergreen trees. These capitalists built new towns, erected large sawmills, laid new rails into the woods, and provided work for hundreds of men; thereby, directly contributing to the growth and settlement of the county. Although lumber still plays a part in the county's economy in 2009, the large-scale industry faded in the early twentieth century (Scholsnagle 1978: 263).

The construction of lumber railroads throughout the county gave access to many of the coal veins in the hills of Garrett County. Beginning with small companies producing coal in all parts of the county, the coal industry peaked during the middle of the 1920s. It stagnated until World War II, during which the demand for coal led operators to replace many small mines with "strip," or surface excavations. After 1945, this type of operation disappeared from the Allegheny Mountain region, with coal mining centers in the present day, largely centered on deep mining of large coal veins along the Potomac River (Maryland Online Encyclopedia 2009).

In addition, the railroad followed by increased automobile travel was responsible for building large summer resorts, including Deep Creek Lake, in the mountain areas of the county. Deep Creek Lake, the county capital seat of Oakland, and the communities of McHenry and Grantsville are the primary locations of recreation and culture in Garrett County in the twenty-first century. The Maryland State Park System in the county also provides over 76,000 acres of public land for recreational activities throughout the year; consequently, tourism remains one of the largest revenue-producing industries for the county (Feldstein 2006: 7).

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Paul Colmer Farm Property History:

The land that includes the Paul Colmer Farm property was part of a larger 81-acre tract that John and Nancy Barnes conveyed to Joseph Blunt on March 10, 1871 (as referenced in Garrett County Deed Book 3, Page 436). The Blunts retained ownership of the property, which included the 81-acre tract and an additional 100-acre tract, until December 26, 1877, when they conveyed both tracts, known collectively as Hampstead Park, to Peter Colmer (Garrett County Deed Book 2, Page 436). For over the next 100 years, the property remained in the Colmer family.

On July 13, 1886, upon Peter Colmer's death, both farm properties were vested to his heirs: William and Carrie Colmer, Eliza and David Broadwater, John Colmer, and Elizabeth Colmer, his widow. Each heir owned one-fourth interest in the 181-acre estate. During this divided ownership, the two-story frame dwelling was erected ca. 1896 on the property, in which Elizabeth Colmer took up residence. Ownership of the property continued to be shared among the heirs of Peter Colmer, including his sons and daughter and subsequently passing to their heirs.

In 1921, Gilbert and Mary Colmer and Tillie and Stanley Warnick, heirs of Peter Colmer, conveyed their undivided one-half interest in the 181-acre estate to Paul and Stella Colmer, who resided in the two-story dwelling (Garrett County Deed Book 80, Page 10). Four decades later, Peter and Elizabeth Colmer sold their one-fourth interest to Paul and Stella Colmer, who together owned the entire estate comprised of two parcels totaling 181 acres (Garrett County Deed Book 232, Page 291).

The Colmers together retained ownership of the property until Paul's death on March 4, 1976, when the property was vested in its entirety to Stella Colmer. Stella Colmer continued to own the property until January 25, 2005, when Joyce L. Ritchie, on behalf of Stella Colmer, conveyed the two parcels to James W. Colmer, of Oakland County, Michigan, for \$215,140 (Deed Book 1095: 62). On December 8, 2008, William J. Monaghan, Successor Conservator for James W. Colmer, sold the two tracts to Western Maryland Lumber, Inc., for \$10. The property was subsequently subdivided so that in 2009, the tract that includes the unoccupied dwelling and associated outbuildings consists of 59.16 acres (Maryland Real Property Search 2009).

Significance Evaluation:

The Paul Colmer Farm, located at 987 Russell Road, near Barton in Garrett County, Maryland, is not eligible for listing in the National Register of Historic Places.

The Paul Colmer Farm is not eligible under Criterion A as the property is not associated with events that have made a significant contribution to the broad patterns of history. With the exception of the remains of the poultry house, the property does not retain any features associated with Garrett County agricultural trends.

The Paul Colmer Farm is not eligible under Criterion B because it has no known association with the lives of individuals of historical importance. The individuals who owned and inhabited the property were not directly involved with any significant events or trends, nor were they significant to the development of the area.

The Paul Colmer Farm is not eligible under Criterion C because the dwelling and outbuildings do not possess architectural distinctiveness of a type, style, or method of construction. The buildings are not exceptional examples of a type, period, or form and do not represent the work of a master or possess high artistic value. Furthermore, the dwelling is an example of a common Western Maryland building type. Dwellings of this general configuration--rectangular main block and rear kitchen wing ell--were constructed in Garrett County throughout the late nineteenth and early twentieth centuries.

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Date_____
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Date

The property was no evaluated for eligibility under Criterion D as part of the architectural survey and evaluation.

The Paul Colmer Farm does not retain integrity from the period of construction (ca. 1896 - ca. 1950). The property retains integrity of location and setting on the north side of Russell Road amidst open and woodland. The application of replacement wall and roof cladding as well as replacement windows and the construction of additions compromise integrity of materials, workmanship, and design of the dwelling and outbuildings. In addition, the disuse and neglect of the property further detract from integrity of association and feeling as a late-nineteenth/early twentieth-century farm property.

References:

Feldstein, Albert L.

2006 History of Garrett County, Maryland. Arcadia Publishing: Charleston, South Carolina.

Garrett County Recorder of Deeds, Oakland, Maryland.

Maryland Online Encyclopedia

2009 "Garrett County, Maryland," http://www.mdoe.org/garrett_co.html.

Maryland Real Property Search

2009 http://sdatcert3.resiusa.org/rp_rewrite/.

Schlosnagle, Stephen and the Garrett County Bicentennial Committee

1978 A History of Maryland's Tableland. McClain Printing Company: Parsons, West Virginia.

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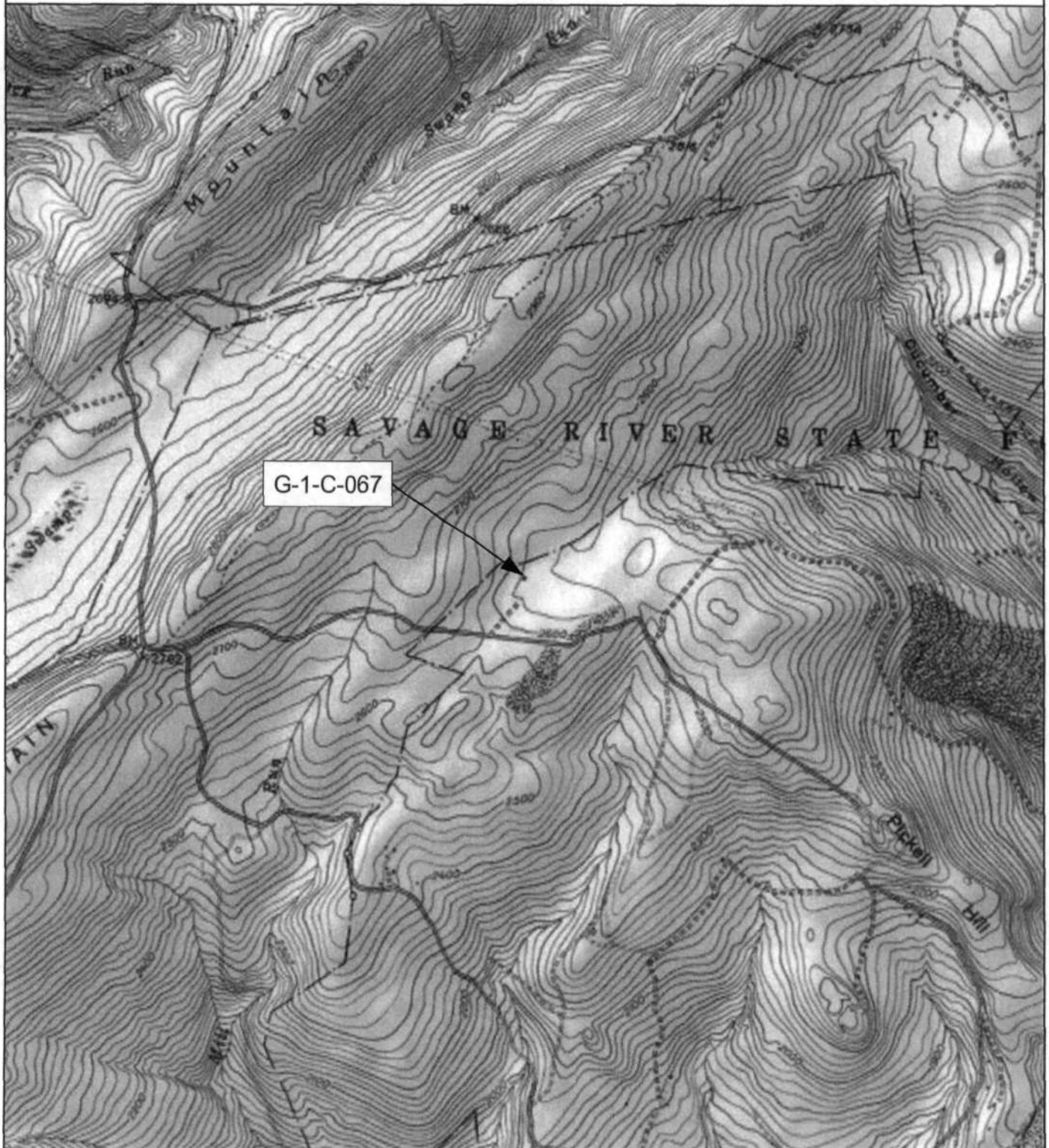
Reviewer, National Register Program

Date

Paul Colmer Farm

G-1-C-067

987 Russell Road
Barton vicinity, Garrett County, MD



2,000 0 2,000
Feet

Photo File Name	MIHP #	Property Name	County	Photographer	Date of Photo	Photo Description	Photo Sequence
G-I-C-067_200909_01	G-I-C-067	Paul Colmer Farm	Garrett	E. Young	09/2009	Ca-1896 dwelling, south and east elevations, view to northwest.	1 of 9
G-I-C-067_200909_02	"	"	"	"	"	Ca-1896 dwelling, south elevation, view to northeast.	2 of 9
G-I-C-067_200909_03	"	"	"	"	"	Ca-1896 dwelling, south and west elevations, view to northeast.	3 of 9
G-I-C-067_200909_04	"	"	"	"	"	Ca-1896 dwelling, west elevation, view to east.	4 of 9
G-I-C-067_200909_05	"	"	"	"	"	Ca-1896 dwelling, west and north elevations, view to southeast.	5 of 9
G-I-C-067_200909_06	"	"	"	"	"	Ca-1920 poultry house, south and east elevations, view to northwest.	6 of 9
G-I-C-067_200909_07	"	"	"	"	"	Ca-1950 shed, south and east elevations, view to northwest. Note south and east elevations of ca.-1920 poultry house to rear.	7 of 9
G-I-C-067_200909_08	"	"	"	"	"	Ca-1950 shed, north and west elevations, view to southeast.	8 of 9
G-I-C-067_200909_09	"	"	"	"	"	View from dwelling southwest down farm lane to Russell Road.	9 of 9



G-1-C-067

PAUL COUNTER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MD SHPO

CA-1896 DWELLING, SOUTH-EAST ELEVATIONS, VIEW
TO NW

1/9

G-1-C-067-200909-01



G-1-C-067

PAUL CULMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MD SHPO

CA-1896 Dwelling, south elevation, view to NE.

2/9

G-1-C-067-200909-02



G-1-C-067

PAUL COLMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

04.2009

MDSH10

CA-1896 DWELLING, SOUTH & WEST elevations,
VIEW TO NE.

3/9

G-1-C-067-200909-C3



G-1-C-067

PAUL COLMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MD SHPD

CA-1896 Dwelling, WEST elevation, view to east.

4/9

G-1-C-067-200901-03



G-1-C-067

PAUL COLUMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MD SHPO

CA-1896 Dwelling, WEST & NORTH elevations, NEW
TO SE

S/q

G-1-C-067-200909-05



G-1-C-067

PAUL COUNER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MDSHPO

CA-1920 POULTRY HOUSE, SOUTH & EAST ELEVATIONS,
VIEW TO NW.

6/9

G-1-C-067-200909-06



G-1-C-067

PAUL COLMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MDSHPO

CA-1950 SHED, SOUTH + EAST elevations, VIEW
TO NW. NOTE SOUTH + east elevations of ca-1920
poultry house to rear.

7/9

G-1-C-067_200909_07



G-1-C-067

PAUL COLMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MDSHPO

CA-1950 SHED, NORTH & WEST ELEVATIONS, VIEW
TO SOUTHEAST

8/9

G-1-C-067-200909-08



G-I-C-067

PAUL CULMER FARM

GARRETT COUNTY, MARYLAND

E. YOUNG

09.2009

MD SHPO

VIEW FROM DWELLING SW down farm lane
to RUSSELL ROAD

9/9

G-I-C-067-200909-09

G-I-C-067
Paul Colmer Farm
Barton
private

late 19th - early 20th c.

The Paul Colmer Farm consists of a late nineteenth century frame dwelling and a circa 1940 frame bank barn.

The house is a two story, gable-roofed on a stone foundation. Its basic configuration is a T-plan consisting of a three bay by one bay main block with a one bay extension. Although the facade is presently located on the southeast side of the rear extension, it is uncertain whether this is the original orientation due to the additions that obscure most of the first floor level.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Paul Colmer Farm

2 LOCATION

STREET & NUMBER

Russell Rd., N side, 1.1 mile east of Westernport Road

CITY, TOWN

Barton

☒ VICINITY OF

CONGRESSIONAL DISTRICT

6th

STATE

Maryland

COUNTY

Garrett County

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED
☐ YES: UNRESTRICTED
☒ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☐ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER

4 OWNER OF PROPERTY

NAME

Paul Colmer

Telephone #:

STREET & NUMBER

CITY, TOWN

☐ VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Garrett County Courthouse

Liber #: 80

Folio #: 10

STREET & NUMBER

Third and Alder Streets

CITY, TOWN

Oakland

STATE

Maryland 21550

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

G-I-C-067

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Paul Colmer Farm is located on the north side of Russell Road approximately 1.1 miles east of Westernport Road on Big Savage Mountain. It is situated at the end of a dirt lane .2 mile from the road.

The house is a frame, two story, gable-roofed building on a stone foundation. Its basic configuration is a T-plan consisting of a three-bay by one-bay block with a one bay extension. Although the facade is presently located on the southeast side of the extension, it is uncertain whether this is the original orientation due to shed-roofed additions on the southeast, northeast, and northwest elevations that obscure most of the first floor.

The foundation is composed of coursed, squared stone topped by a wooden watertable. Six over six sash windows light the first floor gable ends; all other windows are one over one sash replacements. The roof, which is covered with corrugated metal, has a narrow box cornice with partial gable end returns and a plain board frieze below. A brick stove chimney is located on the ridgeline of the extension. Grey "random ashlar" asphalt siding covers the exterior walls.

A frame barn, constructed ca. 1940, lies southeast of the house. It rests on a foundation of coursed, roughly squared stone, has vertical board siding, and a gable roof.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house is an example of a common western Maryland type. Houses of this general configuration, a rectangular main block and rear kitchen wing, were constructed in Garrett County from the late nineteenth through the early twentieth centuries.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

G-I-C-067

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Valerie Cesna, Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust/Bureau of Mines

DATE

May 1981

STREET & NUMBER

Shaw House, 21 State Circle

TELEPHONE

301-269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



GIC-067

G-I-C-067

Paul Colmer Farm

Garrett Co., MD

Ann Burns 10/20/80

SE elev.



G-I-C-067

Paul Colmer Farm

Garrett County, MD

Ann Burns 10/20/80

SE elevation